



Old Church House, Brighton Road, Lower Beeding, RH13 6NQ

£950,000



An impressive and beautifully presented 5 bedroom, 2 reception room, Grade II Listed attached Georgian house of 2,281 sq ft with driveway for at least 6 vehicles, superb 0.90 acre secluded west facing plot and no onward chain.

This unique property is situated at the very end of a private lane, providing a substantial amount of privacy in a peaceful environment but within easy reach of Leonardslee gardens, excellent schools, major transport links and Horsham town centre.

The accommodation comprises: entrance porch with store room which requires a degree of modernisation but has potential to knock through into the kitchen, if required.

The charming hallway with beautiful original stone archway leads into the stunning shower room.

The well proportioned sitting room with open fire is a perfect space for entertaining guests. The entrance hallway leads into the formal dining room with open fire and rear door spills out onto the fine west facing garden.

The kitchen with useful larder is refitted with an attractive range of units, Granite work surfaces and integrated appliances that include range cooker, dishwasher and washing machine.

Upstairs there is a super sized principal bedroom with door into an adjoining bedroom which lends itself for a dressing room and en suite.

There are a further 3 good sized bedrooms and modern family bathroom.

A driveway provides parking for at least 6 vehicles and subject to planning permission a car barn with office could be constructed to the side of the property.

The 0.90 acre west facing plot is a particular feature of the property and offers a superb amount of privacy and an ideal space for children and family parties.

The 197' x 115' (maximum measurement) rear and side garden is predominantly lawned with newly erected fencing, laurel hedgerow, silver birches, fantastic Rhododendrons and incredible Redwood tree which flanks the driveway.

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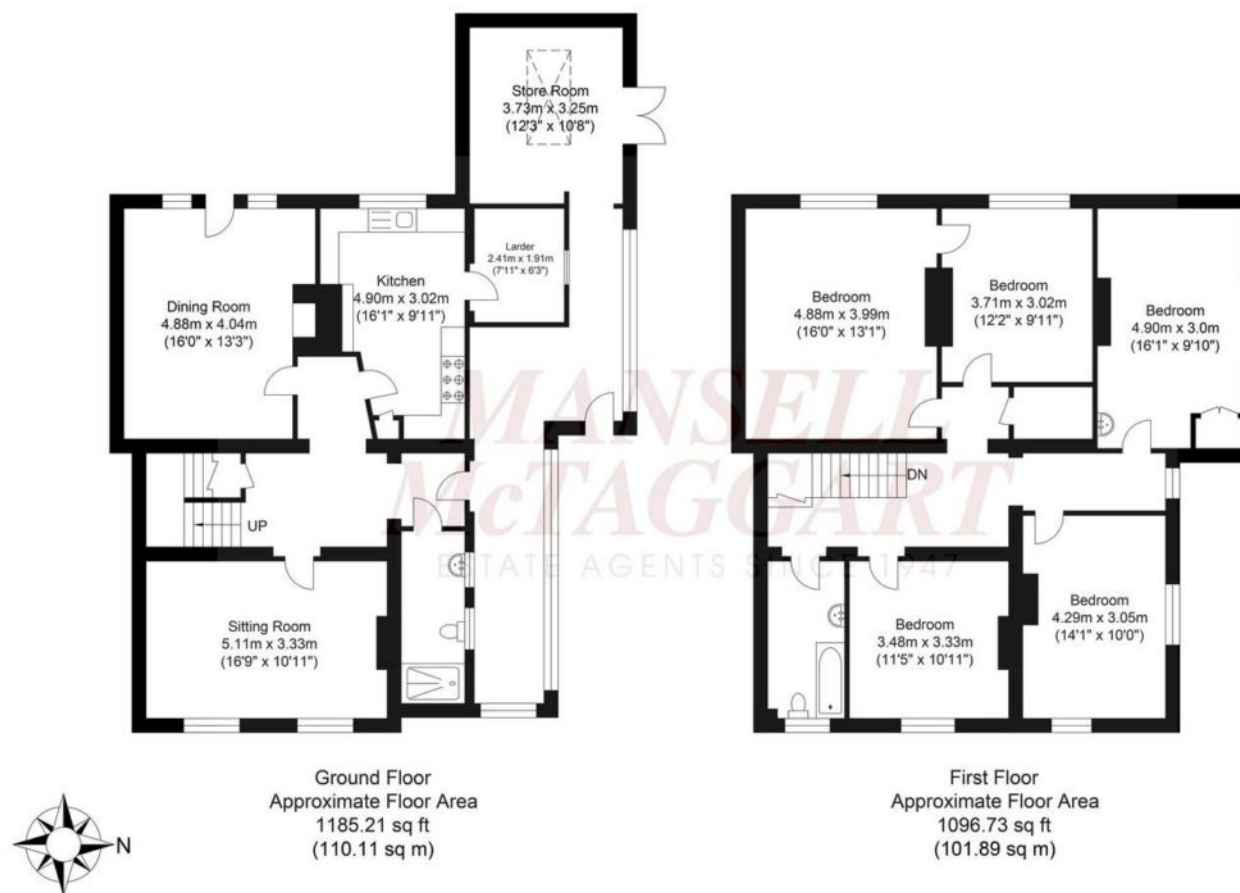
Council Tax band: F

Tenure: Freehold

- 5 great sized bedrooms
- 2 perfect reception rooms
- Impressive Grade II Listed attached Georgian of 2,281 sq ft
- Owned by the same family for 41 years
- Driveway for at least 6 vehicles
- Hugely private and peaceful position at end of a private lane
- No onward chain
- Potential to enlarge and build garaging
- Close to transport links, schools, Leonardslee Gardens and Horsham town centre
- Superb west facing 0.90 acre plot







Approximate Gross Internal Area = 212.0 sq m / 2281.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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